



- Attractive Victorian Semi Detached Villa
- Stylish Modern Kitchen/Breakfast Room
- Separate Lounge/Bedroom 4
- Newly Turfed and Fenced Garden

- Remodeled Individual Layout
- Parking
- Bathroom, Shower Room & En Suite Shower Room

- Generous 3/4 Bedroom Accommodation
- Spacious Open Plan 26'6 Living Space
- Popular & Convenient Central Location

9 Well Street, Ryde, Isle Of Wight, PO33 2SQ

£339,950

Behind the classic facade of this Victorian Villa lies a remodeled attractively individual interior. The spacious layout has been designed very much with modern living in mind. The open plan living area combines with the formal dining space to meet the recently renewed kitchen/breakfast room. A further separate lounge sits to the front of the house which provides the flexibility to be a fourth double bedroom if needed. There is a shower room on the ground floor and upstairs you will find the main bathroom and the en suite shower to one of the bedrooms. The three upstairs bedrooms are all doubles befitting of a family home. The recent works include a recently renewed boiler and heating system and a complete rewire, both of which are suitably certificated. This beautifully presented property is situated towards the upper reaches of Ryde town centre leaving all the local facilities and amenities well within striking distance. Ryde is well known for its array of individual shops and wealth of services. This coastal town has comprehensive travel options including regular high-speed passenger crossings to mainland Portsmouth and Southsea for extended shopping trips. Miles of sandy beaches hug the coastline of Ryde including the coastal path which circumnavigates the entire Island.



# Accommodation

## Entrance Hall

11'10" max x 5'8" max (3.61m max x 1.73m max)

## Built-in Storage

## Shower Room

## Open Plan Living/Dining Space

26'6" x 13'3" (8.08m x 4.04m)

## Kitchen/Breakfast Room

11'5" x 8'10" max (3.48m x 2.69m max)

## Separate Lounge/Bedroom 4

14'3" into bay x 13'3" max (4.34m into bay x 4.04m max)

## Landing

Loft hatch.

## Bedroom 1

14'4" into bay x 12'1" plus wardrobes (4.37m into bay x 3.68m plus wardrobes)

## Bedroom 2

14'0" x 11'6" (4.27m x 3.51m )  
Including en suite.

## En Suite Shower Room

## Bedroom 3

9'2" x 9'2" (2.79m x 2.79m)

## Bathroom

8'9" max x 5'11" max (2.67m max x 1.80m max)

## Gardens

Raised shrub planters sit inside the boundaries of the frontage leaving the remainder for parking purposes. Gated side access to rear garden. This has been recently re-turfed creating a new lawn and has a patio sitting off the rear of the property. Wall and new fence boundaries enclose the garden.

## Brick Built Store & Bicycle Shed

Painted brick elevation and a pitched roof. Open at one end for easy bicycle access.

## Parking

The hardstand to the front offers space for a vehicle.

## Tenure

Freehold



**Council Tax**  
Band C

**Broadband Availability**

Openreach and Wightfibre networks. Ultrafast fibre available.

**Mobile Coverage**

Coverage includes EE & O2. Limited use of Vodafone & Three.

**Construction Type**

Standard brick construction

**Flood Risk**

Low risk of surface water flooding. Very low risk of flooding from sea and rivers.

**Services**

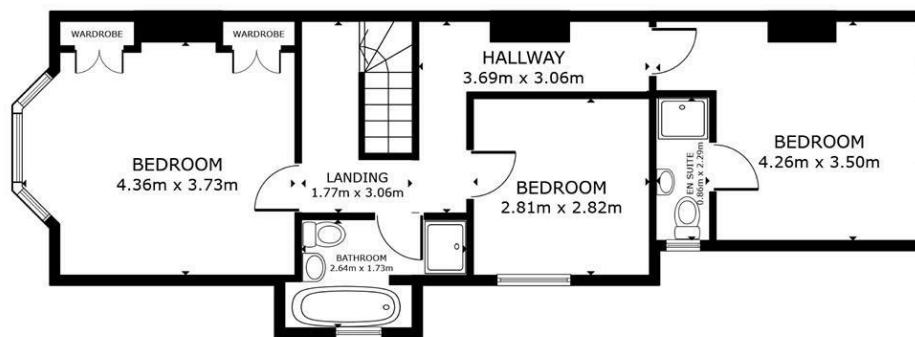
Unconfirmed gas, electric, mains water and drainage.

**Agents Note**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

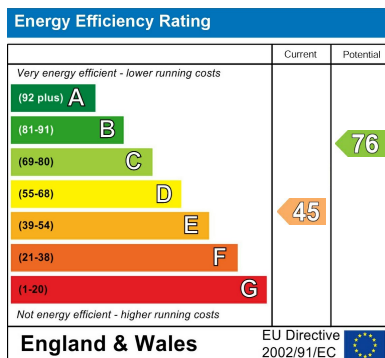


GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA  
GROUND FLOOR 64.8 m<sup>2</sup> FLOOR 1 55.0 m<sup>2</sup>  
TOTAL : 119.8 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniels Harrison Surveyors £50, Connells Surveyors £100.

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**Viewing:**    Date .....    Time .....